

Chapter 9

Land and Shoreline Use

Only sections or other elements of Chapter 9 revised for the Final EIS are included here. These changed sections combined with the unchanged sections of Chapter 9 in the Draft EIS constitute Chapter 9 of the Final EIS. Please see the introduction to the “Changes Made in the Draft EIS in Response to Comments” section for a full explanation.

The following changed elements of Chapter 9 are presented on the indicated pages. All other sections of Chapter 9 remain unchanged from the Draft EIS. Please consult the Draft EIS for those sections.

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9.1.2 Existing Conditions at Treatment Plant Sites

9.1.2.1 City-owned Site: Existing Conditions

The City-owned site is located southwest of the most populated areas of Carnation in a mixed residential, commercial, and industrial area west of the main downtown thoroughfare. The site is largely vacant and undeveloped. There are two structures in the northeast corner of the site: a single-family residence and outbuilding. The house is leased to the Snoqualmie Tribe. The outbuilding, a large barn-like structure, is currently being used by the City as a shop/garage. The City's Comprehensive Plan designation for the site is Light Industrial/Manufacturing.

The site and three adjacent properties to the east and two properties to the south are zoned Light Industrial/Manufacturing (LI/M). The LI/M zone is established primarily to accommodate enterprises engaged in the manufacturing, processing, repairing, or assembling of goods, merchandise, or equipment. Property to the south is zoned Multi-Family Residential (MFR) and is currently occupied by a single-family residence.

The adjacent properties to the north and west are zoned Residential–Agriculture (RA) and Urban Residential Single-Family (UR7.5). The RA designation is intended to accommodate single-family residential uses and a wide variety of agricultural and agricultural support uses including commercial agriculture, truck gardening, nurseries, animal kennels and clinics, and small-scale livestock production. The UR7.5 designation supports single-family detached residential uses at low to medium densities in areas served by public utilities and services. The property to the north is currently occupied by a single-family residence and agricultural use. The property to the west is Tolt MacDonald Park, a King County facility.

Within 200 feet east of the proposed treatment plant site are Mixed Use (MU) and Central Business District (CBD) zones occupied by downtown business and residential uses. A single-family residential area is also located within 500 feet to the northeast.

King County GIS data indicate that the City-owned site is partially within the Snoqualmie River 100-year floodplain (see Figure 6-1 and Chapter 6 for further details). These data are approximate. Detailed surveys have not been conducted, and FEMA floodplain studies are under revision. Any facility constructed on this site would comply with FEMA and Carnation development regulations.

If any of the treatment plant structures were to be located within the floodplain, City of Carnation regulations would require that portion of the site to be elevated. Chapter 15.64 of the Carnation Municipal Code regulates development in Special Flood Hazard Areas (SFHA) (i.e., 100-year floodplains and floodways). See the discussion titled Relevant Regulations for additional details.

The City of Carnation Shoreline Management jurisdiction extends to the Snoqualmie River 100-year floodplain limit. If any portion of the treatment plant were constructed in the 100-year floodplain a substantial shoreline development permit would be required.

9.1.2.2 Weckwerth Site: Existing Conditions

The Weckwerth site currently serves as a vehicle and equipment storage area for a specialty concrete fabrication facility (Custom Concrete Castings) located immediately to the east of the site. A house is also located on the site at the western corner. The site is located south of the most populated areas of Carnation. The City's Comprehensive Plan designation for the site is Light Industrial/Manufacturing. The Weckwerth site and adjacent properties to the south and east are zoned Light Industrial/Manufacturing (LI/M). The LI/M zoned properties adjacent to the site are occupied by a fire station on the west and vacant property to the south.

The LI/M zoned property north of the site is a narrow (less than 100 feet) access drive serving Custom Concrete to the east. This drive would also provide access to the treatment plant site via an easement. The properties to the north are occupied by the Tolt Middle School and athletic facilities with underlying zoning of Urban Residential Single-Family (UR7.5). The property to the southwest of the site is zoned Employment/Office (E/O) and is mostly vacant. The E/O zone is designed to accommodate a variety of professional office and employment activities such as a business park or office buildings.

King County GIS data indicate that approximately 20 percent (approximately 1.5 acres) of the Weckwerth site is located in the 100-year floodplain associated with the confluence of the Tolt and Snoqualmie Rivers (see Figure 6-1 and Chapter 6 for further details). No part of the site is located within the Tolt or Snoqualmie River floodway.

If any part of the treatment plant structures were to be located within the floodplain, City of Carnation regulations would require that part of the site to be elevated. Chapter 15.64 of the Carnation Municipal Code regulates development in Special Flood Hazard Areas (SFHA) (i.e., 100-year floodplains and floodways). See the discussion above on relevant regulations for additional details.

As discussed earlier in this chapter, the King County Shoreline Master Program is being applied to the Tolt River. The King County Shoreline Master Program jurisdiction extends to the 100-year floodplain limit. If any portion of the treatment plant were constructed in the 100-year floodplain King County Shoreline Management regulations would apply.

9.1.3.1 River Discharge: Existing Conditions

The river discharge site is located adjacent and on either side of the eastern approach to the Carnation Farm Road Bridge in unincorporated King County. The site is located in King County right-of-way. The adjacent properties are designated Agricultural (ag) in the King County Comprehensive Plan and zoned Agricultural with a 35-acre minimum lot size (A-35). The purpose of the Agricultural zone (A) is to preserve and protect irreplaceable and limited supplies of farmland well suited to agricultural uses by their location, geological formation, and chemical and organic composition and to encourage environmentally sound agricultural production. The A zone accomplishes this through limitations on residential uses and density, and limitations on non-agricultural uses.

Numerous other County designations apply to the site, particularly those related to sensitive or critical areas. The Snoqualmie River is designated as a wildlife network and an area of Chinook salmon distribution. The site has stream and seismic designations under the King County Sensitive Areas Map Folio. The river discharge alternative is also located within King County Flood Hazard Area. The site is also within a King County Agricultural Production District, specifically the Snoqualmie River Valley Agricultural Production District.

The King County Shoreline Management designation for the site is Conservancy. This designation is typically assigned to areas primarily free from intensive development.

9.1.3.2 Wetland Discharge: Existing Conditions

The wetland discharge area is located in the Washington Department of Fish and Wildlife's Stillwater Wildlife Area, in unincorporated King County. The site is designated Agricultural (ag) in the King County Comprehensive Plan and zoned Agricultural with a 35-acre minimum lot size (A-35). The site is also within a King County Agricultural Production District, specifically the Snoqualmie River Valley Agricultural Production District. The areas proposed for wetland discharge may have been in agricultural production in the past. However, cropping history for the Stillwater Wildlife Area remains unknown at this time.

Numerous County critical area designations apply to the site. The Snoqualmie River is designated as a wildlife network and an area of Chinook salmon distribution. The site has wetland, stream, seismic and flood hazard Sensitive Areas Map Folio designations. The wetland discharge site is also within the King County Flood Hazard Area.

The King County Shoreline Management designation for the site is Conservancy.

9.2.1 Treatment Plant Alternatives: Impacts and Mitigation

9.2.1.1 Impacts at City-owned Site

According to the Carnation Municipal Code Section 15.16.090 and Table 15.40, a wastewater treatment facility is an allowed use in the LI/M zone. No zoning changes would be required. While the siting of a treatment plant at this location could be considered a displacement of industrial/manufacturing use of the property, the buildable lands analysis indicates adequate capacity of commercial/industrial land for the City to meet its job targets under GMA. Treatment plants are also a permitted use in the LI/M zone. A single-family house and outbuilding occupy the northeast corner of the site. It is possible that this portion of the site may be needed for construction of the treatment plant. Should the land be needed, the house, currently leased to the Snoqualmie Tribe, and the outbuilding, currently used as a garage/shop by the city, would be displaced. King County would follow applicable relocation policies and regulations.

There is potential for floodplain and shoreline impacts (see Chapter 6 for details on impacts). Until a site-specific survey is conducted, the actual extent of floodplain and shoreline impacts remains unknown. No other environmentally sensitive areas would be affected.

Construction impacts to property owners and businesses are discussed in Chapters 5, 10, and 12.

No long-term adverse land use impacts are anticipated at or in the vicinity of the treatment plant site.

9.2.1.2 Impacts at Weckwerth Site

A wastewater treatment facility is an allowed use in the LI/M zone (CMC 15.16.090 and Table 15.40). No zoning changes would be required. While the siting of a treatment plant at this location could be considered a displacement of industrial/ manufacturing use of the property, the buildable lands analysis indicates adequate capacity of commercial/industrial land for the City to meet its job targets under GMA. Conceptual layouts of the facility indicate that the treatment plant would not preclude use of the existing house at the western corner of the site, although its proximity to the facility may not be desirable as a residence.

There is potential for floodplain and shoreline impacts (see Chapter 6 for details on impacts). Until a site-specific survey is conducted, the actual extent of floodplain and shoreline impacts remains unknown. No other environmentally sensitive areas would be affected.

Construction impacts to property owners and businesses are discussed in Chapters 5, 10, and 12.

No long-term adverse land use impacts are anticipated at or in the vicinity of the treatment plant site.